

## APPLICATION FOR COMPREHENSIVE PERMIT

*Pursuant to M.G.L. c.40B, §§ 20-23, and 760 CMR 56.00 et seq  
and  
Town of Ipswich Comprehensive Permit Rules of the Zoning Board of Appeals  
(Adopted April 14, 2011)*

# ESSEX PASTURES

A PROPOSED RESIDENTIAL HOUSING COMMUNITY



**APPLICANT: ESSEX PASTURES LLC**  
**36 ESSEX ROAD**  
**IPSWICH, MASSACHUSETTS 01938**

**DATE: MAY 7, 2018**

---

**TABLE OF CONTENTS**

<b>PART I:</b>	<b>INTRODUCTION</b>	
	A. Cover Letter	
	B. Town of Ipswich Zoning Board of Appeals Comprehensive Permit Application Form	
	C. Certified Abutters List	
<b>PART II.</b>	<b>SUMMARY OF THE APPLICANT, DEVELOPMENT PROPOSAL, LOCAL NEED AND PERMIT REQUEST.....</b>	<b>3</b>
	A. Description of Applicant	
	B. General Project Overview and Narrative	
	C. Local Need	
	D. Proposed Findings of Fact	
	E. Request for Comprehensive Permit	
<b>PART III:</b>	<b>JURISDICTIONAL REQUIREMENTS.....</b>	<b>19</b>
	A. The Applicant	
	B. Site Control	
	C. Project Eligibility	
<b>PART IV:</b>	<b>SITE CONDITIONS REPORT.....</b>	<b>20</b>
	A. Access and Site Location	
	B. Topographical Features	
	C. Wetland Features	
	D. Parking and Traffic Analysis	
	E. Approach to Site and Building Design and Utilities	
<b>PART V:</b>	<b>NARRATIVES AND EXHIBITS .....</b>	<b>25</b>
	A. Tabulation Data.....	<b>TAB 1</b>
	B. Applicant Entity Information.....	<b>TAB 2</b>
	C. Evidence of Site Control.....	<b>TAB 3</b>
	D. Letter of Project Eligibility.....	<b>TAB 4</b>
	E. List of Requested Waivers.....	<b>TAB 5</b>
	F. Traffic Impact Assessment Report.....	<b>TAB 6</b>
	G. Sustainable Development Principles.....	<b>TAB 7</b>
	H. Preliminary Site Development Plans.....	<b>TAB 8</b>
	I. Preliminary Landscape/Site Lighting Plans.....	<b>TAB 9</b>
	J. Preliminary Architectural Plans and Elevations.....	<b>TAB 10</b>
	K. Project Team and Contact Information.....	<b>TAB 11</b>

## **COMPREHENSIVE PERMIT APPLICATION**

### **PART I: INTRODUCTION, COMPREHENSIVE PERMIT APPLICATION, CERTIFIED ABUTTER LIST**

A. Cover Letter

## B. Comprehensive Permit Application (Form)

## C. Certified Abutters List

Abutters List As defined M.G.L. c.40A, Sec. 11.  
RE: 26-44 Essex Road Includes parcels 54a-14a/54c-22/54c-22a/54c-23/54c-24

TAX Map	Street Address	Mailing Address	Owner(s)
✓ 54A-19	13 Essex Road	13 Essex Road, Ipswich	Rollins, Daniel, Bochynk, Karen
✓ 54C-20	17 Essex Road	17 Essex Road, Ipswich	Koch, Rainer/Rosemary, Koch 2016 Trust
✓ 54C-19a	19 Essex Road	19 Essex Road, Ipswich	Carr, Wesley/Susan Charton, Wesley Carr III Rev Trust
✓ 54C-18a	27 Essex Road	One Agawam Village, Ipswich	Ipswich Housing Authority
✓ 54C-17	31 Essex Road	31 Essex Road, Ipswich	Calef, Steven/W Walfield/S+W Business Trust
✓ 54C-27	50 Essex Road	50 Essex Road	Persson, Jonathan
✓ 54C-26	48 Rear Essex Road	46 Essex Road, Ipswich	Clapp, William/The Essex Road Life Estate Trust
✓ 54C-25	46 Essex Road	46 Essex Road, Ipswich	Clapp, William/The Essex Road Life Estate Trust
✓ 54C-33	35 Heartbreak Road	35 Heartbreak Road	Spence, Donald/Eileen
✓ 54a-17	31 Heartbreak Road	31 Heartbreak Road, Ipswich	Macrae, Keri/Macrae, Glen
✓ 54a-39	29 Heartbreak Road	29 Heartbreak Road, Ipswich	Segura, Carlos/Leigh, Virginia
✓ 54a-6	110 County Road	245 Cabot Street, Beverly 01915	YMCA of North Shore Inc.
✓ 54a-12	16 Essex Road	Box 649, Ipswich	Gordon, David/Donna
✓ 54a-13	20 Essex Road	16 Essex Road	Gordon Greenhouse Inc.
✓ 54a-14	24 Essex Road	P.O. Box 649, Ipswich	Gordon Greenhouse Inc.
✓ 54a-20	126 County Road	24 Essex Road, Ipswich	Gordon Greenhouse Inc.
✓ 54c-22	134 County Road	C/O Harbor Management, 990 Paradise Rd, Swampscott, MA 01907	Cable Development Associates
✓ 54c-56	3 Ruths Way	136 County Road, Ipswich	SRG Meadowview LLC
✓ 54c-57	5 Ruths Way	3 Ruths Way	Brien, Carol
✓ 54c-58	7 Ruths Way	5 Ruths Way	Ruelle, Paula J.
		7 Ruths Way	Colaneri, Michael, L.

John J Bruni  
Trustee, Southern Cross Realty Trust  
978-356-9381

**RECEIVED**  
**FEB 22 2018**  
**BOARD OF ASSASSORS**  
**IPSWICH, MA**

(C)

---

## **PART II: SUMMARY OF THE APPLICANT, PROJECT PROPOSAL, LOCAL NEED AND PERMIT REQUEST**

### **A. Description of Applicant**

The Applicant, Essex Pastures LLC, is a Massachusetts limited liability company that is qualified to undertake the planning, design, construction, ownership and operation of the rental housing community known as Essex Pastures as described herein. The principal of the Applicant is John J. Bruni, a lifelong resident of Ipswich, who has formed the Applicant entity to undertake the construction and operation of the project known as Essex Pastures as more particularly described below.

Additional background information on the Applicant is attached hereto in **Section V. B.**

### **B. General Project Overview**

#### **1. Project Description**

Essex Pastures is a proposed rental residential community to be located on an 11.06-acre portion of real property, known and numbered as 28-44 Essex Road, Ipswich, Massachusetts (the "Property"). The Property is depicted as Lot R on a plan entitled "Sheet 2, Existing Conditions Plan," of a plan set, consisting of four (4) sheets, described as "SITE DEVELOPMENT PLAN FOR ESSEX PASTURES IN IPSWICH, MASSACHUSETTS, Essex Pastures, 42-44 Essex Road, Ipswich Massachusetts," dated April 24, 2018 (Rev. May 5, 2018), prepared by Bayside Engineering, Inc., which plan is attached to the "Site Plans" (as defined below).

The Community will consist of 5 garden-style apartment buildings housing a total of thirty-six (36) 1-bedroom units, and one-hundred thirty-eight (138) 2-bedroom units. The Community will also include twenty (20) 3 -bedroom units housed within townhouse style buildings with attached 1- bay garages. The units will range in size from 748 square feet to 1,833 square feet. Of the 11.06 acres, a total of 6.18 acres will be open space, offering ample area for recreational activities on 2 large fields along with a fenced-in "tot lot." The Community offers a centralized, staffed management office featuring an automated postal/parcel pickup area. The site is in close proximity (walking distance) to complimentary amenities including retail, service, medical



(Bruni's Marketplace) and recreational facilities (YMCA). A continuous sidewalk system allows for safe pedestrian travel to the center of Ipswich.

Twenty-five percent (25%) of the housing units will be available to households earning no more than 80% of Area Median Income, adjusted for household size, for the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area.

## **2. Project Locus**

Essex Pastures is located on State Route 133 (Essex Road) on the southeastern corridor of the Highway Business zoning district in the Town of Ipswich. The site borders the Rural/Residential zoning district to the east, north-east and south (across Essex Road) and the Highway Business zoning district to the west and north west. The surrounding RRA district is comprised primarily of single family dwellings along with a landscape retail/wholesale operation, an Ipswich Housing Authority group home and three Habit for Humanity single family dwellings permitted via Chapter 40B. The HB district surrounding the site is home to a commercial greenhouse operation and the North Shore YMCA facility serving Ipswich.

As noted above, the Project is proposed on real property, consisting of 11.06 acres, and known and numbered as 28-44 Essex Road, Ipswich, Massachusetts (the "Property"). The Property is depicted as Lot R on a plan entitled "Sheet 2, Existing Conditions Plan," of a plan set, consisting of six (4) four sheets, described as "SITE DEVELOPMENT PLAN FOR ESSEX PASTURES IN IPSWICH, MASSACHUSETTS, Essex Pastures, 42-44 Essex Road, Ipswich Massachusetts," dated April 24, 2018 (Rev. May 5, 2018), prepared by Bayside Engineering, Inc., which plan is attached to the "Site Plans" attached hereto. The Property is located adjacent to an additional 2.1-acre parcel of land owned by the Owner and is depicted as Lot H on the Site Plans. As a part of the Project, the Applicant intends to consolidate portions of existing lots comprising the Property and requests the Zoning Board of Appeals to approve and endorse an approval-not-required" (or "ANR") Plan, which ANR Plan shall depict the combination of the existing parcels comprising the Property into a single lot substantially as shown on the Site Plans as Lot R, as well as Lot H which is not a part of the Property to be developed, pursuant to the Board's authority under Section 21 of M.G.L. c. 40B. In lieu of obtaining the Zoning Board of Appeal's endorsement of the ANR Plan, the Applicant may, at its election, obtain Planning Board endorsement of an ANR plan under the provisions of M.G.L. c. 41, sec. 81P to create said lots.

## **3. Site Description**

The lot area is approximately 11.06 acres with approximately 260' of frontage on Essex Road at the proposed eastern entrance and 130' of frontage on Essex Road at the

proposed western entrance. The site is comprised of a consolidation of the following current assessors' parcel Nos. 54a-14a, 54c-22, 54c22a, 54c-23 and 54c-24. A review of the Town of Ipswich Historic property database and the Massachusetts Cultural Resource Information System (MACRIS) revealed no evidence of the presence of any historically significant structures. The proposed site includes three single family dwellings and open land historically used for agricultural purposes. There is a small area of delineated wetland resource area along the western border of the property that comprises approximately 9,250 square feet (.21 acres) or 1.8% of the proposed site. A review of the information available through MassGIS and the Massachusetts Natural Heritage and Endangered Species Program (NHESP) on-line data viewer determined no presence of estimated or priority habitat area, vernal pools, flood plain other than the jurisdictional wetland resource area. Elevations range from a high of 52 feet in the eastern corner of the site gradually sloping down to a low of 42 feet at the wetland resource area and the eastern entrance of the site. Soils are adequate for purposes of storm-water infiltration in the rear and center of the proposed site.

#### **4. Transportation Access and Infrastructure**

Access to the area highways is good, as the nearest limited access highway to the west is Interstate 95, the region's principal north-south route (8.8 miles). The MBTA provides commuter rail service at the Ipswich Station, which is on the Newburyport/Rockport Commuter Rail Line, from the Ipswich Town Center (1.2 miles by car) to Boston (south) and Newburyport (north).

Essex Road is a state numbered, state maintained two lane minor arterial roadway which runs in a general east/west direction connecting the Cape Ann area to the Merrimack Valley. In the vicinity of the site, the roadway layout is approximately 60 feet in width with breakdown lanes on each side of the travel lanes. A sidewalk is available on the same side (as the proposed site) of Essex Road and continues east for 1.5 miles, and to the west, continues for 1 mile to Ipswich Town Center.

#### **5. Utilities**

Essex Road provides access to municipal water, sewer and electric utilities. Private utility companies provide natural gas, cable and telephone and are also available on Essex Road.

A private sanitary sewer pump station (installed in 2002) is located on the proposed site and discharges via a 6-inch force main to a 10-inch gravity public sewer system located approximately 100 feet to the west of the site on Essex Road. Water service is provided by the Town of Ipswich water distribution system via an existing 6-inch cast iron main on Essex Road. The site is currently served by an 8-inch main tap

(western point of property) off of this 6-inch main. Overhead 3-phase electrical power is available on Essex Road as well as overhead service of private cable/ telephone providers. As required by Section 3.01(b)(vi) of the Ipswich 40B Rules, the attached Site Plans incorporate a preliminary utility plan for the Project.

## **6. Development Plans and Specifications**

Most of the proposed development is located within the Highway Business (HB) Zoning District. The Zoning Bylaws allow Multi-Family Dwelling Units in the HB District by special permit issued by the Ipswich Planning Board. On the eastern side of the Property, 2 lots with frontage on Essex Road are zoned RRA. These two existing lots, which are included as a part of the Property, border the HB District on their rear lot lines. The proposed development would provide new housing opportunities in this mixed-use district area in close proximity to existing businesses, medical offices and recreational services. The conceptual design, floor plans and elevations of the proposed buildings are shown on a set of plans and specifications entitled "Essex Pastures, Ipswich, MA," dated January 11, 2018, prepared by Andrew T Zalewski, AIA, MZO Group, Stoneham, MA (the "Plans and Specifications").

The Plans and Specifications are attached hereto in **Section V.J.**

The development includes a total of 309 parking spaces, or a ratio of 1.59 spaces per unit. This unit ratio exceeds the Town of Ipswich requirement of 1.5 units per unit for multi-family dwelling units and is consistent with the parking requirements of other similarly situated projects of this nature. The parking spaces will include 1-bay garage units for each of the 20 townhouse units as well as 17 additional detached garage units. The remainder of the parking spaces will be surface parking, with the majority located behind each of the apartment buildings. Although a full storm water management report has not been prepared at this point in time, storm water will be managed in accordance, and in compliance, with the MassDEP Storm Water Management Policy and related technical guidance to ensure storm water is properly managed. The system will be designed to treat the required water quality volume and water recharge volume and so that post-development rates do not exceed pre-development rates (current conditions).

An existing conditions plan of the Property is attached hereto as **Section V.H.** The Property, including the layout, landscaping, parking and other amenities, is to be redeveloped in accordance with a set of plans, the "Civil Plans," including the Landscaping Plan, which are attached hereto in **Sections V.H and V.I** respectively.

Collectively, the Civil Plans and Plans and Specifications shall be referred to as the "Site Plans" unless otherwise specifically noted herein

Collectively, the buildings located on the Property along with landscaping, parking and other improvements to be constructed thereon and in connection therewith shall be known as the “Project” unless stated otherwise herein. The Project will include handicap accessible units that can be adapted for persons with disabilities as needed.

The Applicant proposes to construct the Project on the Property in accordance with the Site Plans pursuant to the Massachusetts Comprehensive Permit Law (M.G.L., c. 40B, §§20-23, or Chapter 40B), the provisions of 760 CMR 56.00 et seq. (the “40B Regulations”), and Town of Ipswich Comprehensive Permit Rules of the Zoning Board of Appeals (Adopted April 14, 2011) as adjusted and described herein (the “Ipswich 40B Rules”)(collectively, the “40B Rules”) and with a Subsidy<sup>1</sup> provided through Fannie Mae Program administered in Massachusetts by the Massachusetts Housing Partnership as the Project Administrator. A copy of the Project Eligibility Letter, dated February 21, 2018 is attached hereto in **Section V.D.**

A minimum of twenty-five (25%) percent of the units will be set aside as Low or Moderate Income Housing which will constitute SHI Eligible Housing for so-called Income Eligible Households earning no more than 80% of area median income for the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area, adjusted for household size, as determined by Massachusetts Housing Partnership, as more particularly described below. This percentage of SHI Eligible Housing complies with the 25% required under Chapter 40B. Affordability will be preserved through a Use Restriction contained within the Regulatory Agreement.

## C. Local Need

According to the latest Massachusetts Department of Housing and Community Development Subsidized Housing Inventory, dated as of September 14, 2017, the Town of Ipswich’s Chapter 40B subsidized housing inventory includes a total of 511 Low or Moderate Income Housing units, which constitutes 8.9 percent of Ipswich’s total housing stock, and which is below the ten percent (10%) threshold established by the Massachusetts Comprehensive Permit Law (Chapter 40B) and 760 CMR 56.03(3)(a).

The Applicant believes the proposed Project fulfills a number of important objectives:

---

<sup>1</sup> Note that terms which are capitalized in the Application are as defined under the State’s 40B Rules at 760 CMR 56.00 et seq. unless otherwise stated herein.

1. To fulfill an important need for affordable housing by developing a community for individuals and families, that maximizes the number of affordable units by balancing the financing resources and long term operational costs using the expertise of a development team which is knowledgeable and committed to building and managing affordable housing.
2. To develop a high quality, energy efficient and sustainable building that will provide a healthy and cost-efficient environment for the residents through the use of an experienced project team that has these objectives in their primary mission.
3. To develop building designs that will work in scale and character with the surrounding neighborhood and which will be an *exemplary* model for affordable housing for the Town.
4. To assure the Town of long term management and continuity to sustain affordability during the affordability term through sponsorship by a committed development team that has a successful and proven track record of building and managing rental housing under complex federal and state funding programs.
5. To provide a supply of needed affordable housing which, if approved, may mean that the Town has attained a level of 10% of the Town's housing stock as affordable for purposes of the DHCD's Subsidized Housing Inventory.

The proposed plan for the Project is to create a diverse project containing one-, two- and three-bedroom units serving the rental needs of individuals and families. We are sensitive to the unique environment and location of the development in the context of the neighborhood.

We also note that the Project is consistent with a number of Town's planning objectives articulated within the following plans and studies as noted below:

Town of Ipswich Affordable Housing Plan For Planned Production Regulation

The proposed Project is consistent with the "Town of Ipswich Affordable Housing Plan For Planned Production Regulation (Modified December 18, 2006)" (the "HPP") in that it meets the following two strategies for increasing housing opportunities within the Town, and meeting the planned production goal of the Town, including:

**HOUSING STRATEGY #3:** Identify suitable parcels to guide private development of multifamily projects containing at least some affordable units

**HOUSING STRATEGY #4:** Provide affordable housing units that accommodate key populations.

As to Housing Strategy #3, the Property is a suitable site to guide private development of a multifamily project containing affordable units. In fact, Ipswich has developed a list of parcels that it considers most appropriate for siting affordable projects, as shown in Table 3-4 of the HPP. This initial list was developed jointly by the Ipswich Affordable Housing Partnership and the Department of Planning and Development, and then was further refined after input from the Select Board's Open Space Committee, and others. In addition to identifying the location, size, zoning and current use of each parcel, the table suggests the most appropriate type of housing development for the site. In a number of instances, the Town suggests that the development be mixed-use, (i.e., a mix of commercial and residential use). The locations of these parcels are illustrated in Figure 3-1; note that most are located in close proximity to the Town center, within walking distance of shops, schools, and the commuter rail station. Of significant note is that the project site was specifically identified as a potentially suitable site for multifamily development. See HPP, Table 3-4.

The Project is also consistent with meeting Housing Strategy #4, given that the HPP states that "...creating affordable units for moderate-income families is critical to housing the Town's local government employees and downtown service and retail workers, as well as the growing number of single-parent female-headed households in Ipswich." The Project will provide a diversity of rental housing choices, both affordable and market rate, for both families and others.

Ipswich Community Development Plan 2003 (as amended in 2008)

The Ipswich Community Development Plan (CDP), adopted in 2003 and amended in 2008, focuses on three topics: Housing, Economic Development, and Transportation. As well, the CDP outlines a number of smart growth principles to guide future development. These include the following:

1. Provide a range of housing opportunities for residents of all levels of income and abilities. Different choices are essential for Ipswich to remain a diverse community, and for the Town to continue to be able to welcome a variety of new residents who wish to live in Ipswich. The Project does meet these objectives in terms of providing a variety of rental options at varying income levels.

2. Reduce sprawl by limiting excess roadways and by evaluating and controlling the growth impacts associated with sewer extensions. New growth should be focused in and near the downtown, or in compact configurations elsewhere in Town. Extensive new roads and spread out development patterns are generally inconsistent with these

smart growth principles and should be minimized through regulations and incentives. The Project meets this objective by being a compact project near the downtown area and located in an area accessible to both public sewer and water utilities.

We also note that the Project complies with the Commonwealth's Sustainable Development Principles, as more fully described under **Tab V.G.**

#### Basic Housing Needs Assessment for Ipswich, MA (MAPC)

Moreover, the Metropolitan Area Planning Council (MAPC) prepared a Housing Needs Assessment database for its member communities, including Ipswich. Based upon a "Basic Housing Needs Assessment for Ipswich, MA" in 2018 (the "Ipswich Housing Needs Report") the following excerpts are derived:

Ipswich is home to 13,000 residents which is generally unchanged from 2000. In 2010, working-age adults between 20 and 65 made up 60 percent of the population and seniors over 65 made up 18 percent. School-age children, between 5 and 19, make up 19 percent of current residents. Between 2005 and 2012, school enrollment decreased by 37, or 1.8 percent.

#### Demand

Housing demand is a function not only of population, but also the number and type of households that the population forms. Net housing demand is the number of units needed to accommodate additional households and maintain healthy vacancy rates among owner and renter-occupied housing units. Key findings include an identified housing need for certain sectors of housings in Ipswich, including that:

- total households in Ipswich increased by 3.8 percent between 2000 and 2010, from 5300 to 5500;
- average household size decreased from 2.42 in 2000 to 2.38 in 2010, and is projected to be 2.14 by 2030;
- family households with children make up 27% of Ipswich households;
- single person households and elderly single person households make up 29% and 12% of Ipswich households, respectively;
- total households in Ipswich are projected to increase by 600 through 2030, an increase of 11 percent from 2010;
- as the Baby Boomer generation ages, the number of householders over 60 will increase by 1,400, from 38 percent to 57 percent of the total households in Ipswich;
- net housing unit demand will be 390 through 2020, or 39 annually; and,
- net housing unit demand for householders currently between the ages of 15 and 35 will be 500, or 50 annually.

As to projected future housing demand, the Ipswich Housing Needs Report states the

following:

- Ipswich faces an annual projected demand of 16 single family units and 22 multi-family units.

See Metropolitan Area Planning Council. Basic Housing Needs Assessment for Ipswich. Housing MA. Web. 17 Feb 2018. [www.housing.ma/ipswich/report](http://www.housing.ma/ipswich/report)

As to Housing Cost Burden, the Ipswich Housing Needs Report also states as follows:

- the most common measure of housing affordability is the percent of income that households spend on housing costs.
- According to most federal and state agencies, households that spend more than 30% of income on housing costs are “cost burdened.” Households that spend more than 50% of income on housing are “severely cost burdened.” Areas where more than 30% of households are cost burdened face an affordable housing shortage.
- In Ipswich, 39 percent and 17 percent of households are cost burdened and severely cost burdened, respectively, compared to 29 percent and 14 percent of households statewide.”  
Id.

Accordingly, the Applicant believes Essex Pastures will fill an important need for workforce rental housing which meets the goals, objectives and strategies envisioned by the Town and the Applicant as described above. For the reasons described above, the Applicant believes there is a strong local need for housing of the type being proposed as part of the Project described in this Application.

## D. Findings

The Applicant respectfully requests the Zoning Board of Appeals to make the following proposed findings in connection with the action of the Board on this Application:

1. The Applicant is eligible to receive a Subsidy from a Subsidizing Agency (Massachusetts Housing Partnership’s Permanent Financing Program – Fannie Mae MBS Affordable (the “Program”) administered through Massachusetts Housing Partnership, as Project Administrator, after a Comprehensive Permit has been issued and which, unless otherwise governed by a federal act or regulation, complies with the requirements of the Subsidizing Agency (Massachusetts Housing Partnership, or MHP) relative to a reasonable return on the Project.



2. The Project is fundable by a Subsidizing Agency within the meaning of Section 56.04(1)(b) of the Chapter 40B Regulations since the Subsidizing Agency, MHP, issued a written Determination of Project Eligibility, dated February 21, 2018, under a Low or Moderate-Income Housing subsidy program.

3. MHP, acting as Project Administrator, will be the Subsidizing Agency within the meaning of Section 56.02 of the Chapter 40B Regulations (760 CMR §56.02).

4. The Applicant controls the site, as evidenced by a purchase and sale agreement attached hereto, sufficient to qualify it as a recipient of a Comprehensive Permit for this Project as required under Section 56.04(1)(c) of the Chapter 40B Regulations.

5. The number of SHI Eligible Units in the Town of Ipswich constitutes less than ten percent (10%) as reported in the latest Subsidized Housing Inventory of the Town, dated as of September 14, 2017, and constitutes 8.9 percent of Ipswich's total housing stock, which is below the ten percent (10%) threshold as reported by the Department of Housing & Community Development.

6. The development as proposed in the Application and other supporting documentation is "Consistent with Local Needs" within the meaning of Massachusetts General Laws, Chapter 40B, Section 20, and Section 56.02 of the Chapter 40B Regulations (760 CMR 56.02).

## **E. Request for Comprehensive Permit**

The Applicant and the Project are more particularly described in the plans, drawings and other exhibits included with this Application, and also submitted under separate cover with this Application, and which may be supplemented by the Applicant during the hearing process, all of which are incorporated herein by reference and constitute the documents required to be submitted by the 40B Rules, as well as the requirements of the Town of Ipswich Zoning Board of Appeals.

For the reasons presented in this Application, and the additional reasons that the Applicant will present at the scheduled public hearing on the Application, the Applicant respectfully requests that the Zoning Board of Appeals, after complying with the procedures as required by law, including G.L. c.40B, §§20-23 and the 40B Rules, vote to make the Findings set forth in Section II.D above, and issue a Comprehensive Permit to the Applicant for the proposed Project.

Respectfully submitted,

---

Essex Pastures LLC

---

By: John J. Bruni  
Its: Manager, duly authorized

## **PART III: JURISDICTIONAL REQUIREMENTS**

### **A. The Applicant**

The Applicant agrees to conform to the “reasonable return” requirements of Chapter 40B and the Chapter 40B Regulations which, in turn, require that the Applicant conform to the requirements of the Subsidy being proposed by the Subsidizing Agency. A Regulatory Agreement under the MHP Permanent Rental Financing Program – Fannie Mae MBS Affordable, with MHP serving as project administrator, will be finalized, signed and resubmitted to the Board of Appeals as part of Final Approval after the issuance of a Comprehensive Permit but prior to the commencement of construction, as required by Section 56.04(7) of the 40B Regulations.

The Regulatory Agreement will stipulate that the Developer “shall be limited to a reasonable return relative to the total development costs” as required by Chapter 40B, Section 56.04(8)(c) of the Chapter 40B Regulations, and the Subsidy requirements for the Fannie Mae MBS Affordable (the “Program”), all as determined from audited financial statements provided to Massachusetts Housing Partnership or its appointed monitoring agent, in accordance with the Regulatory Agreement. See 760 CMR 56.04(8)(d). A form of Regulatory Agreement is available upon request.

### **B. Site Control**

The Applicant’s control of the Properties within the meaning of 760 CMR 56.04(1)(c) of the 40B Rules, is evidenced by MHP’s issuance of a written determination of Project Eligibility, and is further evidenced by the purchase and sale agreement attached hereto in **Section V.C.**

### **C. Project Eligibility**

As evidenced by the attached written determination of Project Eligibility, dated February 21, 2018, issued by MHP, pursuant to 760 CMR § 56.04(7), the Project is presumed fundable under the Fannie Mae MBS Affordable (the “Program”) administered through MHP. A copy of the MHP Project Eligibility Letter is attached hereto in **Section V.D.**

## **PART IV: SITE CONDITIONS REPORT**

As required under Section 56.04(2)(b) of the 40B Regulations and Section 3.01(a)(ii) of the Ipswich 40B Rules,, the following is a report on existing site and neighborhood conditions, as well as a preliminary utilities summary and plan.

### **A. Access and Site Location**

Essex Pastures is located in the southeastern area of the Town of Ipswich. It is located on state numbered Route 133 (Essex Road). This site is within 1 mile to the center of Ipswich and 1.2 miles to the MBTA commuter rail station with service to Boston. Abutting the development are retail, medical (Bruni's Marketplace) and recreational services (YMCA). The majority of the project is located in the HB (Highway Business) zoning district and supports the development of mixed use along the Route 133/1A corridor south of downtown Ipswich. Pedestrians have access to a continuous sidewalk system from the Property to the Town Center of Ipswich.

### **B. Topographical Features and Utility Availability**

Elevations of the site range from a high of 52 feet toward the rear of the Property and gently slopes down to a low point of 38 feet. The land then rises gently on the eastern side of the Property to Essex Road and rises to 52 feet on the western Property line with the State Highway layout of Route 133.

The Property currently includes three single family homes and the balance of the Property is open field that has been historically used for agricultural purposes. There is a drainage swale on the north west edge of the Property that has been delineated as wetlands resource area. Soil conditions support the use of infiltration techniques for treatment and management of storm water runoff. Municipal sewer, water and electric are available on the site along with private utilities including natural gas, telephone and cable service.

### **C. Wetland Features**

The site contains a small area of wetland resource area consisting of a drainage swale that runs along the northwest border of the Property. On site resource areas are limited to 9,250 square feet of the land area or 1.8% of the Property. A review of the information available through MassGIS and the Natural Heritage and Endangered Species on-line data viewer determined no presence of estimated or priority habitat area, vernal pools, flood plain or any other jurisdictional resource area other than the above-referenced wetland resource area.

## D. Traffic and Parking

Bayside Engineering prepared a detailed Traffic Impact and Access Study (TIAS) for the proposed Project, and the results of the TIAS are summarized as follows:

### TRIP-GENERATION SUMMARY

			Proposed Resident- ial Trips <sup>a</sup>
Average Traffic	Weekday	Daily	1,300
<i>Weekday Morning Peak Hour:</i>			
	Entering		20
	<u>Exiting</u>		<u>79</u>
	Total		99
<i>Weekday Evening Peak Hour:</i>			
	Entering		81
	<u>Exiting</u>		<u>43</u>
	Total		124

<sup>a</sup> Based on ITE LUC 220, Apartments; 175 dwelling units.

On a typical weekday, the proposed apartments are expected to generate 1,300 daily vehicle trips (650 vehicles entering and 650 vehicles exiting). During the weekday morning peak hour, 99 vehicle trips (20 vehicles entering and 79 vehicles exiting) are expected. During the weekday evening peak hour, 124 vehicle trips (81 vehicles entering and 43 vehicles exiting) are expected. Most of this traffic is expected to be automobiles.

The Town of Ipswich Zoning By-law requires 1.5 parking spaces per multi-family dwelling unit. Parking for the Project is depicted in the Civil Site Plans and the Project will include a total of 309 spaces, or an average of 1.59 parking spaces per unit. A sidewalk should be constructed within the site and should connect to the sidewalk on Essex Road which, in turn, connects to a sidewalk leading to Ipswich Town Center. Internally, bicycle storage garages will be available in order to encourage non-vehicular

trips.

Within the site, conduits will be located to facilitate the installation of electric vehicle charging stations which will not interfere with any handicap accessibility requirements. Transportation Demand Management (TDM) measures will be implemented in an effort to reduce the overall number of vehicle trips to the Development.

## E. Approach to Site and Building Design

From initial design concepts, the design team has made a concerted effort to work with the natural elevations of the site for Essex Pastures. With any new residential development, a project identity needs to be created for the Property, but it must strive to work within the surrounding aesthetics and landscape of its settings.

Essex Pastures created this master plan with several key elements designed to:

- Provide a sense of arrival and placement towards Essex Road (Route 133) for residents and guests alike;
- Provide two residential open space greens for added amenities and to provide owners of units with the ability to overlook green space;
- Use minor variation in height, material and plane changes to create visual as well as functional interest;
- Screen a large percentage of the parking by placing it in the rear of apartment buildings;
- Maintain setbacks, lot coverage and other zoning dimensional requirements as much as possible under the Zoning By-Law.

It is with these key elements in mind that our final design product not only optimizes the site create a compact residential community but which is respectful and responds to the neighborhood and its immediate surroundings.

In addition, a rental office in the center of the site will house on-site management staff. A smart mail-parcel delivery (pickup/drop-off) area will allow 24 hours access by residents of the community. A fenced in "tot lot" will be adjacent to the offices for use by younger residents.

The project will be designed to be highly sustainable and to maximize the use of green building techniques and materials. A super-insulated and air-tight envelope will help to reduce overall building energy use and fixtures and systems will emphasize energy and water efficiency. Materials will be chosen to emphasize healthy indoor air quality along with regional production and recycled content. Exterior materials are selected for their elegance, durability and low maintenance. Conduits will be installed to the roof areas of the apartment buildings to facilitate the installation of solar photovoltaic cells in the future.

**1. Landscape Design**

Landscaping will be strategically located at the ground level throughout the Property to screen views into the site along the parking lot, block headlights from automobiles and to serve as a buffer with neighboring properties. All landscaping is intended to be low maintenance, drought tolerant and primarily native while providing seasonal interest throughout the year and minimizing water demand.

**2. Lighting**

Site lighting will be designed to provide safe and pleasant lighting for pedestrian and vehicular circulation throughout the site, while minimizing any potential for glare or spillage of lights off-site. Lighting design will incorporate strategically placed lower wattage fixtures with glare blocking shields as necessary on the Property. Light sensor systems will ensure that lights are only operating at appropriate times. Lighting will be consistent with lighting for similar multifamily dwellings within the surrounding neighborhood and related areas.

**3. Sewage Disposal**

A private on-site sewer pump station will discharge via a 6-inch force main to the Town's public sewer system in Essex Road.

**4. Water Service**

Water service is provided through the Town of Ipswich municipal water system through an existing 6-inch water main located in Essex Road. Proposed water improvements for the development are identified in the Site Plans attached hereto in **Section V.H.**

5. **Stormwater Management**

Storm water management improvements for the Property will be depicted on the Site Plans attached hereto in **Section V.H.** More specifically, storm water will be managed on the site via an underground infiltration system and a surface infiltration/detention ponds. The system will be designed to capture and infiltrate the required water quality volume and recharge volumes, and so that the post-development peak discharge rates do not exceed the pre-development peak discharge rates. The Storm water system will be in full compliance with Massachusetts Department of Environmental Protection Storm water Management Standards.



## **PART V: NARRATIVES AND EXHIBITS**

### **A. Tabulation Data**

As required under Section 56.05(2)(d) of the Chapter 40B Regulations and Section 3.01(a)(iv) of the Ipswich 40B Rules, below is a tabulation of the proposed building, including type, size (number of bedrooms, floor area) and ground coverage, and a summary showing the percentage of each tract to be occupied by buildings, by parking and other paved vehicular areas, and by open areas.

Essex Pastures  
**Tabulation of Proposed**  
**Building Type, Size, Square Footage and Ground Coverage**  
**December 18, 2017**

<i><b>Building Type</b></i>	<i><b>Number of Units</b></i>	<i><b>Number of Stories</b></i>	<i><b>Number of Bedrooms</b></i>	<i><b>Gross Square Feet (GSF)</b></i>	<i><b>Ground Coverage (Square Feet)</b></i>
<b>Residential Buildings</b>					
Low-rise Buildings					
Building 1	24	3	42	31,200	10,400
Building 2	40	4	70	53,344	13,336
Building 3	40	4	70	53,334	13,336
Building 4	40	4	70	53,344	13,336
Building 5	<u>30</u>	3	54	<u>40,008</u>	<u>13,336</u>
Subtotal	<b>174</b>		<b>306</b>	<b>231,230</b>	<b>63,744</b>
Townhouse Buildings					
Building 6	8	3	24	14,664	5,224
Building 7	2	3	6	3,666	1,306
Building 8	2	3	6	3,666	1,306
Building 9	<u>8</u>	3	24	<u>14,664</u>	<u>5,224</u>
Subtotal	<b>20</b>		<b>60</b>	<b><u>36,660</u></b>	<b><u>13,060</u></b>
Total	<b>194</b>		<b>366</b>	<b>267,890</b>	<b>76,804</b>
<b>Non-Residential Buildings</b>					
Maintenance Building	N/A	1		1,500	1,500
Parking/Bike Storage					
Garages (17 Bays for Parking. 2 Bays for Bike Storage)	N/A	1		4,560	4,560
Rental/Management Office	N/A	1		1,200	900
Generator/Control Building	N/A	1		<u>240</u>	<u>240</u>
Subtotal				<b><u>7,500</u></b>	<b><u>7,200</u></b>
<b>Total Project</b>				<b>275,390</b>	<b>84,004</b>

**Summary of Site Coverage**

Site Area (Acres)	11.057
Site Area (Square Feet)	481,647

<i><b>Use</b></i>	<i><b>Ground Coverage (Square Feet)</b></i>	<i><b>% of Site Occupied</b></i>
Proposed Buildings	84,004	17.4%
Surface Parking and Other Paved Surfaces	128,556	26.7%
Open Space	<u>269,087</u>	<u>55.9%</u>
TOTAL	481,647	100.0%

Note: All Gross Square Feet (GSF) estimates for proposed buildings are approximate and based upon Preliminary Plans.

## B. Applicant Entity Information

Section 56.04(6) of the 40B Regulations states that the issuance of a Determination of Project Eligibility shall be considered by the Zoning Board of Appeals as conclusive evidence that the Project and the Applicant have satisfied the Project Eligibility requirements of 760 CMR 56.04(1). The Applicant has also attached information demonstrating its corporate status under **Section V.B.** The entity will be compliant as a limited dividend organization as required by 760 CMR 56.04 under the 40B Regulations.

## C. Evidence of Site Control

Although Section 56.04(6) of the 40B Regulations states that the issuance of a Determination of Project Eligibility shall be considered by the Zoning Board of Appeals as conclusive evidence that the Project and the Applicant have satisfied the Project Eligibility requirements of 760 CMR 56.04(1), the Applicant has attached a copy of the purchase and sale agreement concerning the Property demonstrating its control of the site/Property.

## D. Determination of Project Eligibility

As required un Section 56.05(2)(g) of the 40B Regulations, and Section 3.01(a)(vi) of the Ipswich 40B Rules, attached hereto is a copy of a Letter of Project Eligibility issued by MHP to the Applicant, dated February 21, 2018.

## E. Waivers

As required under Section 56.05(2)(h) of the 40B Regulations and Section 3.01(a)(ix) of the Ipswich 40B Rules, the following is a list of requested Waivers to Local Requirements and Regulations, and the Applicant requests approval of the following Waivers from the General By-laws of Ipswich, Massachusetts, as amended ("Ipswich City Code"), including the Town of Ipswich Zoning By-law, as amended, (Zoning Code), the Ipswich Planning Board's Rules and Regulations Governing the Subdivision of Land (Subdivision Rules) if applicable, and other Local Requirements and Regulations as defined under Section 56.02 of the Chapter 40B Regulations, including all local legislative, regulatory, or other actions which are more restrictive than state requirements, if any, including local zoning and wetlands ordinances or by-laws, subdivision and board of health rules, and other local ordinances, codes, and regulations, in each case which are in effect on the date of the Project's application to the Board. In addition to the following list of requested Waivers listed below, the Applicant requests an exception from each and every provision or requirement of all Local Requirements and Regulations issued by a "Local Board" (defined under the Chapter 40B Regulations as meaning any local board or official, including, but not limited to any board of survey; board of health; planning board; conservation commission; historical commission; water, sewer, or other commission or district; fire, police, traffic, or other department; building inspector or similar official or board; city council, as well as all boards, regardless of their geographical jurisdiction or their source of authority [that is, including boards created by special acts of the legislature or by other legislative action] if such local board perform functions usually performed by locally created boards) with which any aspect of its Comprehensive Permit application, including but not limited to its proposed site development plans and any other information hereinafter submitted to the Board, is inconsistent. To the extent that the Site Plans approved by the Board show the need for additional waivers not expressly set forth in the list of approved waivers granted as a part of the Comprehensive Permit Decision, the Applicant requests that these waivers shall also be deemed granted.

F. Transportation Impact Assessment

As required by Section 3.01(b)(ii) of the Ipswich 40B Rules, a full copy of the [TIAS, Prepared by Bayside Engineering, dated February 17, 2017... ] is attached.



## G. Consistency with Sustainable Development Principles

### Sustainable Development Considerations:

**1. Concentrate Development and Mix Uses.** Essex Pastures proposes to construct a new 194-unit rental apartment complex along the Highway Business zone corridor leading to downtown Ipswich, MA. This Project uses a compact design develop an existing property with a mix of units that compliments the area and encourages mixed use compatibility.

**2. Advance Equity.** Essex Pastures development will advance equity by investing in critically-needed, quality affordable housing in Ipswich, which has experienced significant market-rate investment over the past years. Essex Pastures will create affordable housing units in a prime location, convenient to many amenities including access to public transportation.

**3. Make Efficient Decisions.** Essex Pastures is utilizing the Chapter 40B Comprehensive Permit process, which efficiently brings together all Town departments to provide feedback to the Zoning Board of Appeals, which will hear the proposal. The Comprehensive Permit process uses a standardized, predictable timeframe and procedure to assure that the Town and residents have an opportunity to work with the sponsors of the development to ensure that local concerns are consider, but also protects the public benefit of creating affordable housing.

**4. Protect Land and Ecosystems.** Essex Pastures will create a new residential community within a business zoned corridor district. The design of the new structures will complement the architecture of the area. Wetlands and water resources on the Property are being protected or preserved as part of this initiative. Storm water upgrades on the site will improvement storm water quality.

**5. Use Natural Resources Wisely.** During the construction of Essex Pastures, a general contractor will, at all times, utilize waste reduction procedures, conserve resources, and separate waste materials to allow recycling per the Construction Waste Management Plan for the project. The Project will also make use of materials that are less harmful to the natural environment and future residents, such as those that do not contain volatile organic compounds or formaldehyde.

**6. Expand Housing Opportunities.** Essex Pastures will create 194 units of rental housing, of which 25% will be available to households earning up to 80% of the area

median income. The development will also offer units which will be available to individuals and families with disabilities. The new development will provide excellent access to public transportation and employment opportunities in Ipswich and beyond.

**7. Provide Transportation Choice.** The location of Essex Pastures will provide convenient access to the MBTA's Ipswich commuter rail station with service to Boston and Newburyport. The development will also provide secure on-site garage units designed to store residents' bicycles, thereby encouraging residents to utilize bicycles as an alternative transportation option. A continuous sidewalk system connects Essex Pastures to the downtown area of Ipswich.

**8. Increase Job and Business Opportunities.** Essex Pastures is being developed in close proximity to commercial uses providing employment opportunities, including commercial uses adjacent to the Property and extending to Downtown Ipswich. All of these features will provide potential new job opportunities on-site and within a walking distance to other multiple employment opportunities.

**9. Promote Clean Energy.** A key component of the Residences of Essex Pasture Project is to utilize high-efficiency building systems including windows, mechanical equipment and *WaterSense* plumbing fixtures. All lighting fixtures will be *EnergyStar* certified. Heating systems will meet higher energy-efficiency standards, and a third-party testing service will be utilized in order to ensure that systems are functioning as designed.

**10. Plan Regionally.** This Development also provides a unique opportunity to create new housing specifically targeted moderate-income individuals and families. The Project is responsive to the Town's Community Development Plan goals of addressing the housing concerns of its population while making significant improvements to a neighborhood in need of investment. Accordingly, this Development also meets many of the goals identified in the Commonwealth's Sustainable Development Principles. Lastly, the Development meets many of the goals and objectives of the Town of Ipswich Affordable Housing Plan for Planned Production Regulation (Modified December 18, 2006).

## H. Preliminary Site Development Plans

As required under Section 56.05(2)(a) and (2)(f) of the 40B Regulations, and Section 3.01(a)(i) of the Ipswich 40B Rules, attached are preliminary site development plans showing the locations and outlines of proposed buildings; the lot division; the proposed locations, general dimensions and materials for drives, parking areas, walks and paved areas prepared by a registered professional engineer.

## I. Preliminary Landscape Plan/Preliminary Site Lighting Plan

As required under Section 56.05(2)(a) of the 40B Regulations and Section 3.01(a)(i) of the Ipswich 40B Rules, attached is a preliminary landscape plan showing the proposed landscaping improvements and open areas within the Properties prepared by a registered landscape architect.

## J. Preliminary Architectural Plans and Elevations

As required under Section 56.05(2)(c) of the Chapter 40B Regulations and Section 3.01(a)(iii) of the Ipswich 40B Rules, attached are preliminary, scaled, architectural drawings. The drawings for the Buildings have been prepared by a registered architect, and include typical floor plans, typical elevations, and sections, and identify construction type and exterior finishes.

## K. Project Team and Contact List

As required under Section 3.01(a)(x) of the Ipswich 40B Rules, the following is a roster of each member of the Project Team. No marketing team has been selected as of this date.

### Project Team

**Developer: Essex Pastures LLC**

Please see Section A, Part 1 for information.

**Development Consultant: EHM/Real Estate Advisor, Edward H. Marchant.** Edward Marchant is a leading consultant in planning, developing, selling and/or leasing multi-family housing through the Chapter 40B comprehensive permit process. Working with a variety of public and private sector clients, Mr. Marchant has completed over 251 diverse consulting assignments comprising more than 10,000 units in eastern Massachusetts.

**Architect: MZO Group,** MZO Group is a Stoneham, Ma-based architectural firm with offices in Massachusetts and Texas. With a staff of over 20 employees, MZO Group has extensive experience in the design, layout and construction of multi-family residential units built and constructed, and with over 5,000 units designed.

Andrew Zalewski, AIA, President, will lead this architectural design effort for Essex Pastures.

**Legal: Smolak & Vaughan LLP**

Smolak & Vaughan LLP is a leading boutique real estate law firm in the region. The firm has represented developers, owners and others in real estate and/or environmental matters in over 100 Massachusetts cities and towns. Smolak & Vaughan LLP has extensive experience in the area of affordable and multifamily housing, including the representation of developers before local zoning boards of appeals in connection with the Massachusetts comprehensive permit process under Chapter 40B. The firm has also participated in commenting on, and drafting proposed modifications to, the updated Comprehensive Permit Regulations and related Chapter 40B Guidelines issued by the Massachusetts Department of Housing and Community Development (DHCD). Attorney John Smolak, lead attorney for the Project, currently served as a member of the DHCD's Homeownership Advisory Group which was established to

---

review current multifamily housing policy within Massachusetts. He was also appointed by Governor Baker to serve on the Commonwealth's Economic Development Planning Council which is charged with assisting the Secretary of Housing and Economic Development in developing and implementing a written comprehensive economic development policy for the Commonwealth of Massachusetts, as well as a strategic plan for implementing the economic development policy.

**Civil Engineer: Bayside Engineering Inc.**

Bree Sullivan has over 12 years of experience working on a diverse mix of civil engineering projects for federal, state, municipal and private clients in the areas of hydraulic analysis, drainage design, site design and comprehensive project permitting. Responsibilities include supervision of the design, analysis and permitting of roadway, bridge, site, drainage and wetland remediation projects. In addition to project management, Bree Sullivan provides professional representation at project permitting and public design hearings. In addition to her role as a project manager and design engineer, Bree Sullivan provides computer network, server management and associated computer support for Bayside. Sullivan currently serves as vice chair of the Reading Conservation Commission.

Bree Sullivan, Director of Civil Engineering, will be the lead in connection with Civil Planning and Storm Water Mitigation planning

**Traffic Consultant: Bayside Engineering, Inc.**

Bayside Engineering is a New England-based Traffic Engineering, Transportation Planning and Engineering firm specializing in state and local permitting of private development projects and providing transportation services to cities and towns. The firm's expertise includes traffic impact analysis, transportation planning, traffic engineering, roadway design, traffic signal design, construction services, and expert witness court testimony.

Kenneth Cram, P.E., Director of Traffic Engineering, will be the lead in connection with traffic analysis for the Project.

**Landscape Architect: James K. Emmanuel & Associates**

James K. Emmanuel & Associates provides urban planning and design guidance on many regionally recognized projects aimed at integrating sustainable development with long term economic viability. James K. Emmanuel, RLA, is founder and President. where he has provided landscape design and planning services for over 25 years. Mr. Emmanuel will direct the Project landscape design efforts.

**Environmental Consultant: Wetlands & Land Management**

Mr. Manuell, Principal, has had over 30 years of professional experience in ecological sciences and environmental permitting, engineering and planning related to land use, resource identification and wetlands restoration. He has provided technical and permitting services on a broad range of projects including freshwater and costal wetland delineation, land development projects in or near sensitive wetland resource areas, wetland remediation design and implementation, wetland functional analysis and permit compliance issues.



## Project Contact List

### DEVELOPER

Name	Essex Pastures LLC	
Address	48 County Street, Ipswich, MA 01938	
Contact Person	John J. Bruni, Manager	
Telephone	(978) 356-9381	
E-Mail Address	john@brunismarketplace.net	

### DEVELOPMENT CONSULTANT

Name	EHM/Real Estate Advisor	
Address	9 Rawson Road, Brookline, MA 02445	
Contact Person	Edward H. Marchant	
Telephone	(617) 739-2543	
E-Mail Address	emarchant@msn.com	

### ARCHITECT

Name	MZO Group	
Address	335 Main Street, Suite 201 Stoneham, MA	
Contact Persons	Andrew Zalewski, President	
Telephone Nos.	781-279-4446	
E-Mail Addresses	azalewski@mzogroup.com	

### ATTORNEY

Name	Smolak and Vaughan, LLP	
Address	21 High Street, Suite 301, North Andover, MA 01845	
Contact Person	John Smolak	
Telephone	(978) 327-5220 x 302	
E-Mail Address	jsmolak@smolakvaughan.com	

### MANAGEMENT AGENT

Name	TBD	
Address		
Contact Person		
Telephone		
E-Mail Address		

**CIVIL ENGINEER**

Name	Bayside Engineering	
Address	600 Unicorn Park Drive Woburn, MA 01801	
Contact Persons	Bree Sullivan, PE Director - Civil Engineering	
Telephone No.	781-932-3201 x 625	
E-Mail Addresses	bree.sullivan@baysideengineering.com	

**LAND SURVEY/CIVIL ENGINEER**

Name	Eastern Land Survey	
Address	104 Lowell Street, Peabody, MA 01960	
Contact Persons	Christopher Mello, P.L.S.	
Telephone No.	978-531-8121	
E-Mail Addresses	easternlandsurvey@gmail.com	

**TRAFFIC ENGINEER**

Name	Bayside Engineering	
Address	600 Unicorn Park Drive Woburn, MA 01801	
Contact Person	Ken Cram	
Telephone	(781) 932-3201	
E-Mail Address	kcram@baysideengineering.com	

**LANDSCAPE ARCHITECT**

Name	James K. Emmanuel & Associates	
Address	22 Carlton Road, Marblehead, MA 01945	
Contact Person	James K Emmanuel, RLA	
Telephone	781-622-7487	
E-Mail Address	james@jamesemmanuel.com	

**ENVIROMENTAL CONSULTANT**

Name	Wetlands & Land Management	
Address	100 Confer Hill Drive #F 516 Danvers, MA 01923	
Contact Persons	William J. Manuell, Wetlands Scientist	
Telephone No.	978-777-0004	
E-Mail Addresses	bill@wetlandslm.com	